

ESCANABA TOWNSHIP PLANNING COMMISSION NOVEMBER 1, 2021

MEETING MINUTES

ESCANABA TOWNSHIP HALL 416 CO 416 20TH RD GLADSTONE, MI 49837

906-786-6200

The meeting was called to order by Chairperson Dean VanLoon at 7:33 pm followed by recital of the Pledge of Allegiance.

Verbal role call. Members present are: Theresa Norton, Larry Klope, Norman Fleury, Theresa Chenier, Dean VanLoon. Excused absent: Greg Faust. 5 members present qualifies as a quorum.

Dean announced that Commissioner Renee Richer presented her resignation due to scheduling conflicts. If anyone is interested in applying for the open position, they are to contact Township Supervisor, Tom Rymkos. Since Renee Richer was also the Planning Commission Secretary, they are in search of filling that position.

Larry Klope made a motion to accept the October 4, 2021 meeting minutes with 2 spelling corrections. Motion was seconded by Theresa N. Verbal vote: Theresa N YES LarryK YES NormF YES Theresa C YES DeanV YES. Motion passed.

PUBLIC COMMENTS: Mr. LaBumbard and Fred Minor both shared concerns for the area the Future Land Use Map is predicting may see residential growth in the next 20 years.

LarryK made a motion to approve agenda with the addition of b) discussion for an interim secretary. TheresaN second. Verbal vote: TheresaN YES LarryK YES NormF YES TheresaC YES DeanV YES. Motion passed.

Discussion was tabled re: Secretary appointment until Dec 6, 2021 meeting. CMC

BOARD LIAISON REPORT: Theresa C reported the details of the October 11, 2021 Township Board Meeting: UPSET thanked the Board for the contract. The cemetery map needs updating. There is monies the township will receive that they applied for and some may be used to update the cemetery. The township has a contract with the Gladstone Public Library for \$3000. This will provide usage for all Escanaba Township residents. *The Board* They reviewed the Delta County Solar Ordinance sample. They reviewed the cemetery sexton and grounds keeper responsibilities. Discussion was held on annexation issue. A few current township residents *Escanaba* appear to want to annex to Cornell Township. There is a petition being passed in the township for signatures on the issue. The Conflict of Interest ordinance, election workers list, zoning book and LaBumbard continuing blight concern is being discussed with Attorney who is requesting updated photos. The fire department received various equipment worth

approximately \$1mil from a down state department that had their equipment updated. It was very much appreciated.

OLD BUSINESS: Continuing work on the Future Land Use Map. Dean received copies of the notices Dottie LaJoie, CUPPAD, had sent out. The Future Land Use Map will need to be added to the Master Plan through an amendment. The Future Land Use Map is a projection for the next 20 years on what the township could potentially look like. There will be a review every two years to see if any changes are needed. Adding residential area along the M35 corridor to house the influx of incoming residential housing is a possibility. Changes are open to public comment. Land owners within 300 feet of any requested changes, will be notified. The next step after the Planning Commission is a written presentation. It will need to be presented to the Board.

Chairperson VanLoon asked if any of the present ^{(SP) members} members would be interesting ^{(SP) ed} in taking on the duties of Secretary. No volunteers at this time. Nominations for interim Secretary was tabled until next meeting.

There was a motion by Dean with second by Larry K to table the documentation and presentation portion until the Commission has a Secretary appointed. Verbal vote: TheresaN YES LarryK YES NormF YES TheresaC YES DeanV YES. Motion to table was approved.

NEW BUSINESS: Discussion and review of proposed draft solar ordinance. The Commission each had copies of the municipal attorney's suggested draft solar ordinance. Dean asked them to concentrate mainly at this time on the definitions. Take into consideration what is best for the whole township. Some of the concerns that were mentioned were defining abandonment. Residential solar should be required to obtain a building permit if placement is on the ground. Commercial solar should have a monthly report completed and reported to the board that shows production output. Monthly would keep the township updated better instead only annually. As an example: would 10% capacity qualify as abandoned? Should there be a % guideline defined? There needs to be a system to monitor abandonment.

8:30 pm the Board took a break. No quorum present at table as NormF excused himself briefly.

8:32 meeting resumed with quorum present.

LarryK mentioned net metering and Dean informed that net metering is not considered commercial resale. It is an agreement between the consumer and the power company. The National Fire Protection was used as a standard Larry feels there may be better options. Setbacks, property location and battery storage needs clear definitions in the residential aspect of solar.

Dean stated he would like to table the commercial solar portion review until next meeting, noting commercial solar will need additional review time. He asked the Commission to read, review and make notes for December 6, 2021 meeting.

Theresa N made motion to table commercial review. TheresaC second. Verbal vote: TheresaN YES LarryK YES NormF YES TheresaC YES DeanV YES. Motion passed.

PUBLIC COMMENTS: Ann LaBumbard requested to be added to December agenda regarding the Future Land Use Map. Mr.LaBumbard, Fred Minor.

← Others adding comments were CMC

Motion to adjourn the meeting at 9:20 pm by NormF. Second by TheresaN. Verbal Vote: TheresaN YES LarryL YES NormF YES TheresaC YES DeanV YES. Motion to adjourn accepted.

The next regular scheduled meeting of the Escanaba Township Planning Commission will be held December 6, 2021 at the Escanaba Township Hall 4618 County 416 20th Rd Gladstone, MI 49829 Phone 906-786-9200. 7:30 pm EST.

If you require any assistance to attend a meeting please contact Cathy Culliton at 906-280-6182.

Meeting minutes prepared by Cathy Culliton, Recording Secretary.

Cathy Culliton

Approved with additions & corrections as noted, Dec 6, 2021